



Affordable Housing Standards - Coastal Zone

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

County Government Center San Luis Obispo, California 93408 Telephone (805) 781-5600

This bulletin summarizes the county's affordable housing standards, including maximum family incomes, home purchase prices, rents, and long-term affordability **for the Coastal Zone areas only**.

Income limits:

The state defines family income groups as follows: **"Very Low Income"** is defined by Health and Safety Code Section 50105 as 50% of county median income; **"Lower Income"** is defined by Health and Safety Code Section 50079.5 as 80% of county median income; **"Moderate Income"** is defined by Health and Safety Code Section 50093 as 120% of county median income. Effective April 3, 2009 the income limits for San Luis Obispo County are shown below:

Persons in Family	Very Low Income	Lower Income	Median Income	Moderate Income
1	\$24,800	\$39,650	\$49,550	\$59,450
2	\$28,300	\$45,300	\$56,650	\$67,950
3	\$31,850	\$51,000	\$63,700	\$76,450
4	\$35,400	\$56,650	\$70,800	\$84,950
5	\$38,250	\$61,200	\$76,450	\$91,750
6	\$41,050	\$65,700	\$82,150	\$98,550
7	\$43,900	\$70,250	\$87,800	\$105,350
8	\$46,750	\$74,800	\$93,450	\$112,150

Coastal Zone area rents and sales prices:

Unit Size (Bedrooms)	Monthly Rents (1)			Initial Sales Prices (2)		
	Very Low Income	Lower Income	*Moderate Income	Very Low Income	Lower Income	Moderate Income
Studio	\$619.38	\$743.25	\$781.00	\$105,046	\$160,047	\$248,741
1	\$708.13	\$849.75	\$924.00	\$120,098	\$182,980	\$284,383
2	\$796.25	\$955.50	\$1,125.00	\$135,044	\$205,751	\$319,774
3	\$955.63	\$1,146.75	\$1,639.00	\$162,074	\$246,934	\$383,779
4	\$1,026.88	\$1,232.25	\$1,686.00	\$174,158	\$265,345	\$412,393

Note 1: Maximum rents shown above include costs of utilities based on utility allowances determined by the Housing Authority of San Luis Obispo

* Fair Market Rate - release by HUD annually (October)

Note 2: Maximum sales prices shown above are based on assumption that special financing is not committed to project, and therefore, reflect 11th District Cost of Funds Index of 1.380%, which is effective through June 2009, according to the

Federal Home Loan Bank for San Francisco (interest rate hotline: 415-616-2600, and www.fhlbsf.com/cofi/monthly/monthly.asp).